

This workbook was created by Gary E. Quinton and Denis O'Regan in January 2021. June town meeting minutes the alternative assessment was utilized. The purpose of this work in 2021 was to have a graphical means of local Data for the reported values in the minutes is collected in the ReportedData worksheet. Due to some changes second set of data, called AssumedData, for the purposes of discussion with the 2021 BOA. The data points "as but does not change the overall "storyboard."

In January 2021, the BOA agreed to gather data from the Trustees and Village Treasurer on current reserves and 2021 BOA.

This workbook and its data can continue to be updated by future BOAs by modifying the ranges in the graphing data was located for those reporting years, but not all years were snapshotted, as the public information is available

Published to the BOA on 1/18/2021 and small corrections to charts for "better understanding of the year the as Revised on 6/3/2021 after 2022 "A" rate was determined and provided via email to the BOA on 6/3/2021. At the

from 2006 to 2020 were referenced for published BOA Assessments, and in years that had an alternative assessment, looking back approximately a decade to gain a bigger perspective on the prudent reserve targets, actual forecasted reserves. In 2019 and 2020 BOAs in publishing and calculating forecasted reserves, the authors made some "assumptions" that are placed in a goldenrod color, so that the reader can see the assumed data. The assumptions change

and 2020 audited results for 2019 to further the discussion. Details of the discussions in 2021 will be found in the

parameters in the ReportedData or AssumedData tabs. Images in the 17-18-19 Minutes are snapshots of minutes available on this website: <http://arden.delaware.gov/town-meeting-minutes/>

assessment applied" were made on 1/19/2021 to be published with the January 2021 BOA minutes by the BOA. At the time of publication, the Prudent reserve was estimated to be ~\$150,000.

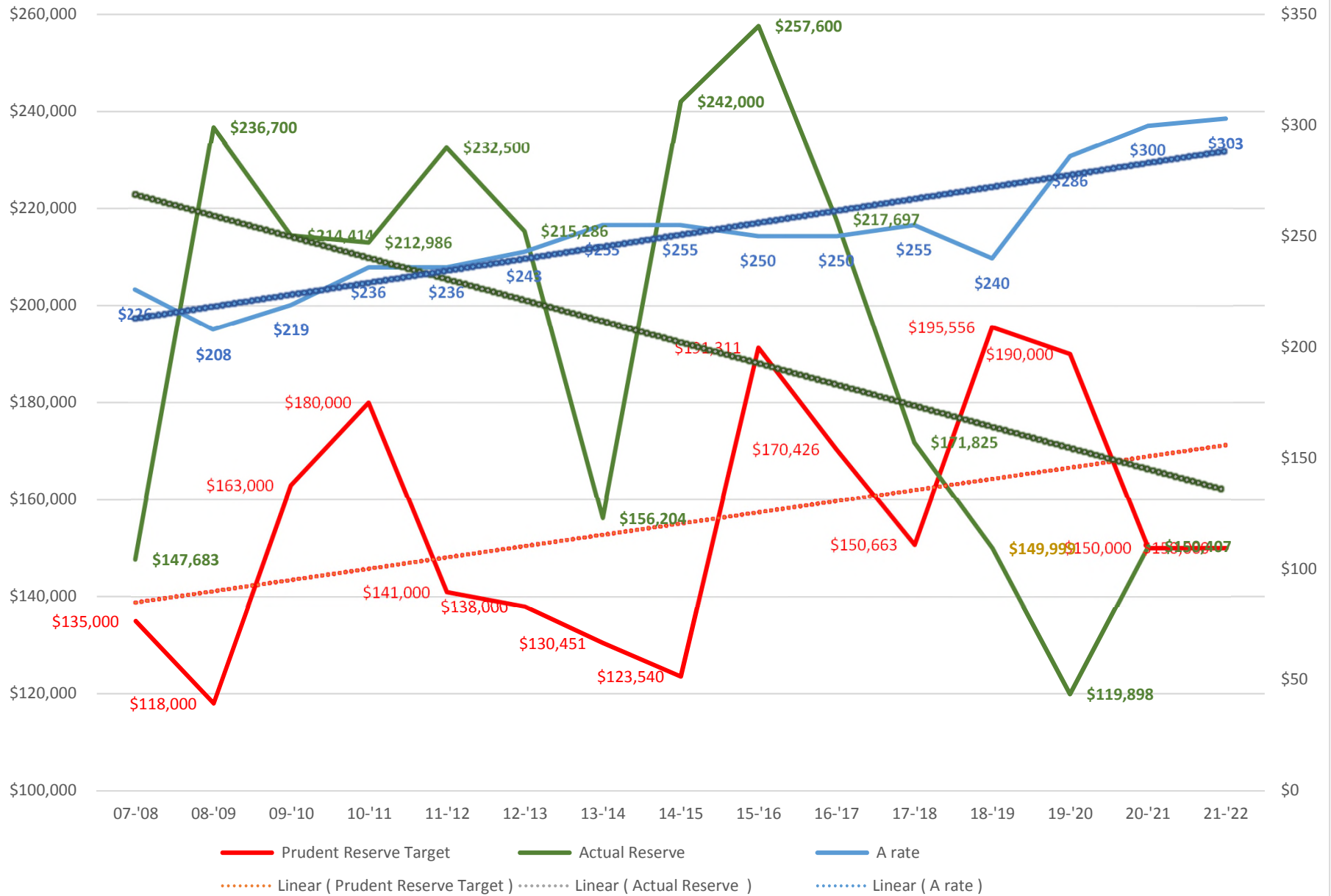
sment approved,
f reserve and "A" rate.
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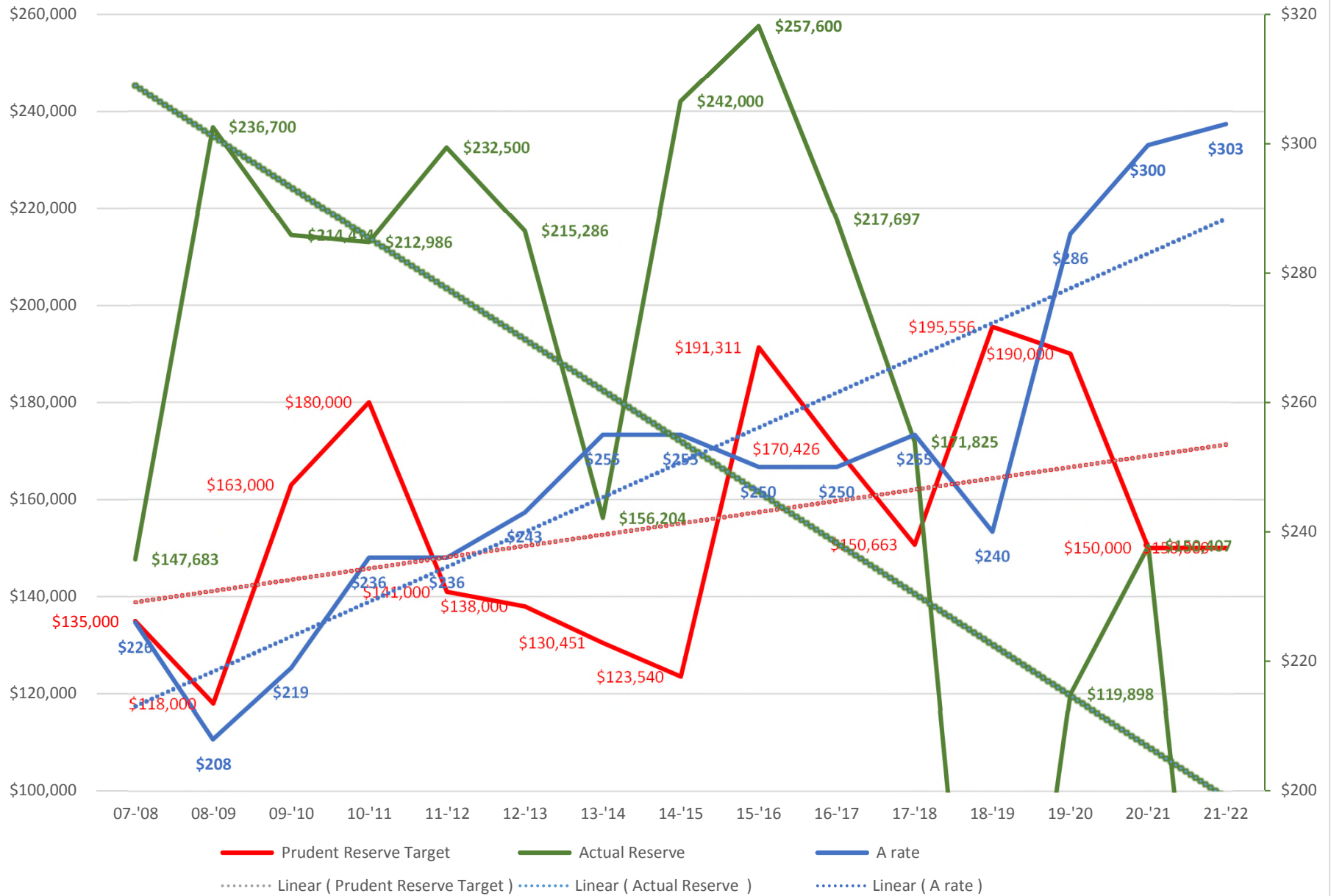
ites to show where the

cretary.

BOA History of Prudent Reserve and "A" Rate with "assumed data" 2019-2022



BOA History of Prudent Reserve and "A" Rate with "reported data" 2019-2022



Notes:

1. The specific location factor charges (in dollars) to be added to or subtracted from the s
Rate + B Rate + C Rate) are obtained by multiplying the Base Land Rent for the leasehold
location factors as given above.
2. Location factors are additive, if both are applicable.
3. If multiple forest factors apply, the higher of the two factors shall be applied.
4. No fractional or partial factors apply for leaseholds fronting or adjacent to forests or co

To meet the 2020-2021 forecast expenditures of \$827,834 and to produce a prudent res
Assessors has set the "A rate" for March 2020 at \$286 per one thousand square feet..

1) Forecasted Expenditures:

School & County Taxes	\$ 523,776
Trust Administration	\$ 27,516
Arden Town Budget	\$ 100,540
Other non-budget items	\$ 176,002
Total forecast expenditures	\$ 827,834

2) Forecasted Revenue:

Forecasted Revenue from sources other than land rent*	\$ 73,396
Total Revenue from land rent	\$ 724,950
Total expected revenue	\$ 798,346

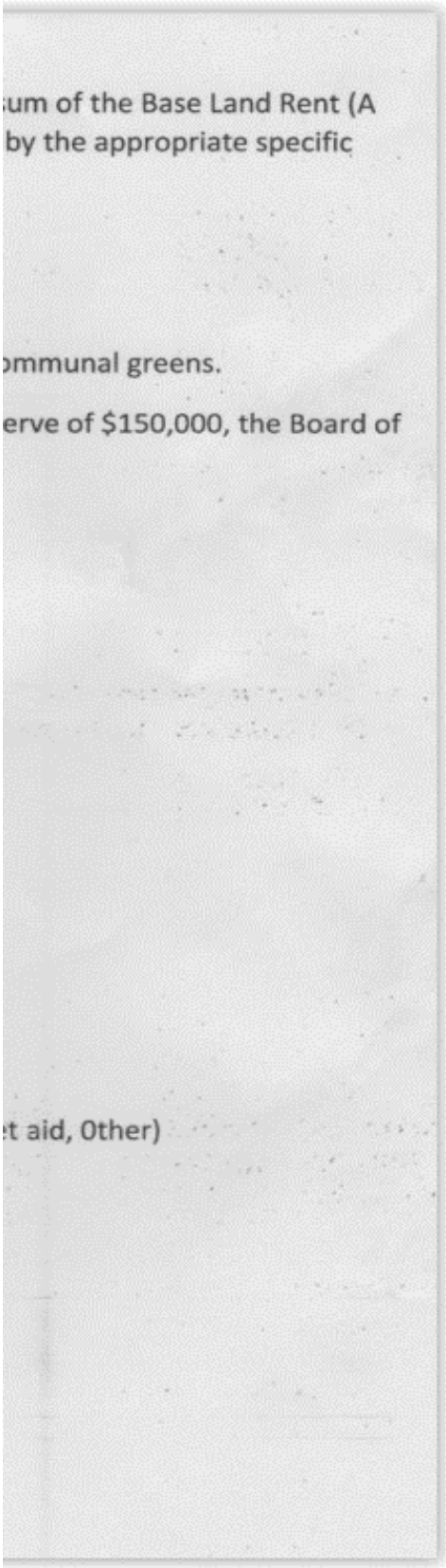
* (United Water tower, Comcast/Verizon BWVC Rentals, interest, Municipal stree

3) Prudent Reserve:

Expected difference between expenditures and revenue	\$(29,488)
Prudent Reserve as of March 24, 2019*	\$ 4,898
Forecast Prudent Reserve for March 30, 2020**	\$ 179,488
Forecast Prudent Reserve projected for March 30th, 2021	\$ 150,000

* 2017 Assessors Report forecast \$195,556; Difference of -\$190,658

** 2018 Assessors Report forecast \$190,000; Difference of -\$10,512



Assessors consulted the Trustees based on yearly trends. To satisfy \$190,000 between the Village and totaling \$668,720. The "A rate" for E

Base Land Rent examples

Lot size	A Rate	+
8000 sq. ft.	1920	0
10000 sq. ft.	2400	0
20000 sq. ft.	2400	960

To meet the 2018-2019 forecast expenditures of \$817,259 and to provide for the 2017-2018 forecast expenditures of \$195,556, the Board of Assessors has set the "A rate" for March 2018 at \$0.00 per thousand square feet.

1) Forecast Expenditures

School & County Taxes	\$498,030
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Village of Arden Town Assembly

Trust Administration	\$26,786
Sherwood Forest Loan	\$16,176
Arden Town Budget	\$110,240
Other non-budget items	\$182,203
Total forecast expenditures	\$817,259

2) Forecast Revenue

Forecast Revenue from sources other than land rent* \$ 73,281

Total Revenue from land rent \$648,684

Total expected revenue \$721,965

* (United Water tower, Comcast/Verizon BWVC Rentals, inte

Other)

3) Prudent Reserve

Expected difference between expenditures and revenue	\$ (
Prudent Reserve as of March 30, 2017*	\$ 2
Forecast Prudent Reserve for March 30, 2018**	\$1
Forecast Prudent Reserve projected for March 30th. 2019	\$1

to determine the 2019-2020 forecast expenditures and revenue, anticipated expenditures and to produce a prudent reserve fund. Trustees, the Board of Assessors set rates to collect land rates for March 2019 is \$240 per one thousand square feet.

Examples 2018 Rates and Factors:

C Rate = Total

\$ 1920.00

\$ 2400.00

\$ 3360.00

produce a prudent reserve

2018 at \$255 per one

June 26, 2017

1

erest, Municipal street aid,

(95,294)

217,697

82,448

95.556

venue

of

ent

BoA Year	Forecast Years	Prudent Reserve Target		Actual Reserve		Difference
2006	2007-2008	\$	135,000	\$	147,683	\$ 12,683
2007	2008-2009	\$	118,000	\$	236,700	\$ 118,700
2008	2009-2010	\$	163,000	\$	214,414	\$ 51,414
2009	2010-2011	\$	180,000	\$	212,986	\$ 32,986
2010	2011-2012	\$	141,000	\$	232,500	\$ 91,500
2011	2012-2013	\$	138,000	\$	215,286	\$ 77,286
2012	2013-2014	\$	130,451	\$	156,204	\$ 25,753
2013	2014-2015	\$	123,540	\$	242,000	\$ 118,460
2014	2015-2016	\$	191,311	\$	257,600	\$ 66,289
2015	2016-2017	\$	170,426	\$	217,697	\$ 47,271
2016	2017-2018	\$	150,663	\$	171,825	\$ 21,162
2017	2018-2019	\$	195,556	\$	149,999	\$ (45,557)
2018	2019-2020	\$	190,000	\$	119,898	\$ (70,102)
2019	2020-2021	\$	150,000	\$	150,407	\$ 407
2020	2021-2022	\$	150,000			\$ (150,000)
2021	2022-2023					\$ -

FOR GRAPHING PURPOSES

BoA Year	Prudent Reserve Target	Actual Reserve	A rate
07-'08	\$ 135,000	\$ 147,683	\$ 226.00
08-'09	\$ 118,000	\$ 236,700	\$ 208.00
09-'10	\$ 163,000	\$ 214,414	\$ 219.00
10-'11	\$ 180,000	\$ 212,986	\$ 236.00
11-'12	\$ 141,000	\$ 232,500	\$ 236.00
12-'13	\$ 138,000	\$ 215,286	\$ 243.00
13-'14	\$ 130,451	\$ 156,204	\$ 255.00
14-'15	\$ 123,540	\$ 242,000	\$ 255.00
15-'16	\$ 191,311	\$ 257,600	\$ 250.00
16-'17	\$ 170,426	\$ 217,697	\$ 250.00
17-'18	\$ 150,663	\$ 171,825	\$ 255.00
18-'19	\$ 195,556	\$ 149,999	\$ 240.00
19-'20	\$ 190,000	\$ 119,898	\$ 286.00
20-'21	\$ 150,000	\$ 150,407	\$ 299.75
21-'22	\$ 150,000		\$ 303.00

%Variance	A rate	A rate YOY%	
9%	\$ 226.00		
101%	\$ 208.00	-8%	
32%	\$ 219.00	5%	
18%	\$ 236.00	8%	
65%	\$ 236.00	0%	
56%	\$ 243.00	3%	
20%	\$ 255.00	5%	
96%	\$ 255.00	0%	
35%	\$ 250.00	-2%	
28%	\$ 250.00	0%	
14%	\$ 255.00	2%	
-23%	\$ 240.00	-6%	4898
-37%	\$ 286.00	19%	
0%	\$ 299.75	5%	
-100%	\$ 303.00	1%	
#DIV/0!		-100%	

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-100%		-100%